

**EAU CLAIRE REDEVELOPMENT AUTHORITY  
MINUTES**

**Meeting of Wednesday, March 26, 2014**

Members Present: Mike DeRosa, Ted Barr, Martin Green, Bob Von Haden  
Staff Present: Russ Van Gompel, Mike Schatz, Steve Nick, Kelly Kuba, Rebecca Noland,  
Dave Solberg  
Recorder: Elaine Coughlin  
Others Present: Geoff Moeding, Stuart Shafer

The meeting was called to order at 10:00 am by Mr. DeRosa.

1. **Minutes from the meeting of February 19, 2014.**

The minutes were approved on a motion by Mr. Von Haden and seconded by Mr. Barr. The motion passed.

2. **Financial statements.**

Ms. Kuba presented the financial statements dated for February 28, 2014. She explained that there were no operating expenses in the month of February. Ms. Kuba presented that the acquisition expenses for the month of February totaled \$12,730; \$750 for an updated appraisal of 38 Maple Street, \$150 for a moving bid for Bartingale Mechanical, and \$11,830 in relocation payments to Bartingale Mechanical. The financial statements were approved on a motion by Mr. Van Gompel and seconded by Mr. Von Haden. The motion passed.

3. **Motion to approve a subordination agreement between the City of Eau Claire, the Redevelopment Authority, and Northwestern Bank for Phoenix Parkside LLC.**

Mr. Nick explained the updates of the subordination agreement and the current subordination agreement. Ms. Noland spoke about the right to parking spaces, tax status, and there being minimum valuation on development. Ms. Noland explained that this is for the property of 315 Riverfront Terrace and this agreement gives them an opportunity to refinance. The board agreed to this agreement. There was a motion to approve the subordination agreement by Mr. Von Haden and seconded by Mr. Green. The motion passed.

4. **Motion to approve relocation plan for 38 Maple Street.**

Ms. Kuba showed a map of the location of 38 Maple Street to the board and explained that the relocation plan states benefits tenants will receive. The plan is reviewed and once approved by the State, Finance can make an offer to the owner. Mr. Von Haden asked about the status and if there has been communication with Mr. Nelson. Ms. Kuba responded saying that she has had several meetings with Mr. Nelson and he did not give the impression that they were pushing him. She explained that he is leasing 18 Maple Street, which has already been purchased. Mr. Schatz said interest has picked up a lot lately from out-of-town developers and a few for West Bank.

Mr. Nick noted how much property RDA has acquired in West Bank. He said once the other properties are acquired then they have ability to link to the bike trail. Mr. DeRosa noted that this will be good to get developers going on future developments. There was a motion to approve the relocation plan for 38 Maple Street by Mr. Green and seconded by Mr. Barr. The motion passed.

5. **Motion to authorize staff to begin the process of 2015 acquisitions, including 1807 N. Oxford Avenue.**

Ms. Kuba presented another map and explained that there have been discussions to purchase this property. She asked for an approval to move forward with an appraisal if funding allows. There was a motion to authorize staff to begin this process by Mr. Barr and seconded by Mr. Von Haden. The motion passed.

6. **Executive Director's report.**

Mr. Schatz gave an update on the Confluence Project. He said that the Chamber held a meeting this morning where Chamber members could ask questions regarding the Confluence Project. He also explained there is a lot of marketing for both sides of the project with commercials, signs, etc. He also reminded the board to vote April 1.

Mr. Schatz discussed the potential parking ramp in the North Barstow area. He explained that the stakeholders all agree on a design and it is the design in which the ramp is longer and narrower and gives the most amount of space between the ramp and surrounding buildings. Mr. Schatz said the plan is to bring this to Council the second meeting in April. Mr. Van Gompel said it was important to note that the concept was a parking structure on the post office site and that has now shifted to the west of that. He explained the concept would be on RCU property and this can result in more redevelopment on the post office site where the post office could potentially stay. Mr. Schatz explained that the advantages for redevelopment are that we can get more increment.

Mr. Schatz explained that Council had discussed a possible downtown parking study. He said that if authorized by Council, it would be a study of downtown and the impacts of the new developments and the potential of future developments. The timeline, if approved, can get onto the 2015 budget.

Mr. Schatz made the board award of a letter of intent for a possible grocery store in the North Barstow area. He said that they should know in about a month or so. Mr. Schatz then discussed the transit station. He explained that he and Mr. Tufte met with a developer and showed him sites and buildings. He said that the developer proposed a new transit multi-use facility similar to that of La Crosse's. There will be a proposal submitted soon. Mr. Schatz said this gives opportunity to look at having a combination of retail, housing, a parking ramp, and transit system. Mr. Barr questioned if that would be a public/private agreement and Mr. Schatz responded explaining that is how it was in La Crosse and they will have to see if it would fit into our community.

Mr. Schatz discussed the 2 South Barstow building saying that Mr. Nick informed him that they have a signed agreement with developers which was approved by the RDA last year to sell it. They signed the agreement and now will move forward. Mr. Schatz explained that Finance sent out a bill to John Mogensen for taxes for the \$800,000 pilot. Mr. Nick said that these are due next year and upon transfer will be picked up by the new owners and payable by January 2015. Mr. Barr explained that after the building was sold to Mr. Mogensen, the confluence project was introduced and was beyond the RDA's control.

Mr. Schatz announced that Rebecca Noland will be retiring. He explained that on behalf of staff of the Redevelopment Authority how much they appreciate all her and her staff's help and she will be missed.

Mr. Green was dressed nicely today and it was asked that this be documented in the minutes for proof.

7. Announcements, directions, and correspondence.  
N/A

The meeting adjourned at 10:26 a.m.

  
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Jeff Halloin, Secretary